

095.0

0003

0004.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

386,300 /

386,300

386,300 /

386,300

386,300 /

386,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OSBORN LAURELEE-ETAL	
Owner 2: PEPINSKY BLAKE ROBERT	
Owner 3:	

Street 1: 30 FALMOUTH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,525 Sq. Ft. of land mainly classified as Dev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	Dev. Land		10525		Sq. Ft.	Site		0	70.	0.52	4			Size	-25					386,269						386,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
130	10525.000			386,300	386,300		62336
							GIS Ref
							GIS Ref
							Insp Date
							10/18/99



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	62336
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:24:51
Print	
Print	
Date	Time
08/02/00	14:11:27
ASR Map	
Fact Dist	
Reval Dist	
Year	
LandReason	
BldReason	
CivilDistrict	
Ratio	

Parcel ID 095.0-0003-0004.0

!7807!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	130	FV		0	10,525.	386,300	386,300	386,300	Year End Roll	12/18/2019
2019	130	FV		0	10,525.	386,300	386,300	386,300	Year End Roll	1/3/2019
2018	130	FV		0	10,525.	331,100	331,100	331,100	Year End Roll	12/20/2017
2017	130	FV		0	10,525.	309,000	309,000	309,000	Year End Roll	1/3/2017
2016	130	FV		0	10,525.	264,900	264,900	264,900	Year End	1/4/2016
2015	130	FV		0	10,525.	237,300	237,300	237,300	Year End Roll	12/11/2014
2014	130	FV		0	10,525.	219,600	219,600	219,600	Year End Roll	12/16/2013
2013	130	FV		0	10,525.	209,400	209,400	209,400		12/13/2012

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINEHAN JOSEPH/	23293-120		6/11/1993			1	No	No	F

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/18/1999		Vacant Lot							1/1/1919		264	PATRIOT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type:			Full Bath:	Rating:														
Sty Ht:	0	- 1 St condo	A Bath:	Rating:														
(Liv) Units:	0	Total: 0	3/4 Bath:	Rating:														
Foundation:			A 3QBth:	Rating:														
Frame:			1/2 Bath:	Rating:														
Prime Wall:			A HBth:	Rating:														
Sec Wall:		%	OthrFix:	Rating:														
Roof Struct:			OTHER FEATURES															
Roof Cover:			Kits:	1	Rating: Average	1st Res Grid Desc: Line 1 # Units:												
Color:			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:			Frl:	Rating:		Other												
GENERAL INFORMATION			WSFlue:	Rating:		Upper												
Grade:			CONDO INFORMATION			Lvl 2												
Year Blt:	0	Eff Yr Blt:	Location:			Lvl 1												
Alt LUC:			Total Units:			Lower												
Jurisdct:			Floor:			Totals	RMs:	0	BRs:	0	Baths:	HB						
Const Mod:			% Own:			REMODELING			RES BREAKDOWN									
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL								
INTERIOR INFORMATION			DEPRECIATION		Interior:				0	0								
Avg Ht/FL:	STD		Phys Cond:	AV - Average	0.0 %	Additions:												
Prim Int Wall:	6 - Average		Functional:			Kitchen:												
Sec Int Wall:			Economic:			Baths:												
Partition:	T - Typical		Special:			Plumbing:												
Prim Floors:			Override:			Electric:												
Sec Floors:			Total:	0 %		Heating:												
Bsmnt Flr:			CALC SUMMARY		COMPARABLE SALES		General:											
Subfloor:			Basic \$ / SQ:		Rate		Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:			Size Adj.: 1.00000000															
Electric:	3 - Typical		Const Adj.: 1.00000000															
Insulation:	2 - Typical		Adj \$ / SQ:															
Int vs Ext:			Other Features:															
Heat Fuel:			Grade Factor:															
Heat Type:			NBHD Inf: 1.00000000															
# Heat Sys:			NBHD Mod:															
% Heated:	100	% AC:	WtAv\$/SQ:		AvRate:		Ind.Val											
Solar HW:	NO	Central Vac:	Adj Total:															
% Com Wall:	% Sprinkled:		Depreciation:			Juris. Factor:			Before Depr: 0.00									
			Deprecated Total:			Special Features: 0			Val/Su Net:									
						Final Total:			Val/Su SzAd									
MOBILE HOME			Make:			Model:			Serial #:			Year:			Color:			
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 095.0-0003-0004.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:			Total Special Features:				Total:										